



**Town of Arlington, Massachusetts**  
**730 Massachusetts Ave., Arlington, MA 02476**  
**Phone: 781-316-3000**

**webmaster@town.arlington.ma.us**

## Historic Districts Commission Minutes 01/26/06

### Historic Districts Commission

January 26, 2006

Whittemore Robbins House

### Final Minutes

**Commissioners Present:** S. Makowka, B. Cohen, A. Frisch, M. Penzenik  
 J. Worden

**Commissioners Not Present:** A. Alberg, M. Hope Berkowitz, M. Logan, Y. Logan,  
 M. Potter, D. Santos

**Guests Present:** D. Ledwig, D. & W. Stansbury, J. Salocks, C. Wright  
 D. Levy, J. Dellanno

1. Meeting opens 8:12pm
2. Appointment of alternate Commissioners A. Frisch, S. Makowka, M. Penzenik, B. Cohen and J. Worden to Mt. Gilboa/Crescent Hill and A. Frisch, S. Makowka, M. Penzenik and J. Worden to Pleasant Street Historic District Commissions
3. S. Makowka moved approval of minutes from October 27, November 8, November 17, December 15, 2005 and January 13, 2006 with J. Worden's revisions. Seconded by B. Cohen. Voted unanimously in favor

M. Penzenik arrived at 8:17pm

4. Communications
  - a. Query from L. Warnock (147-157 Lowell Lot) re: transfer of certificate to new owner
  - b. Request from Charlene Colt regarding rebuilding of front porch.
  - c. Contact with new owners of St. Anthanasius Church building (now Highrock Church)
  - d. Call from Cambridge realtor re: 0 Pleasant Street lot for sale
  - e. E-mail from potential new owner at 0 Pleasant Street
  - f. Memo from Town Manager re: Annual Report
  - g. E-mail from P. Kraemer re: Pleasant Street lot for sale for potential buyer. S. Makowka spoke with gentleman.
  - h. Call from Pleasant Street owner re: fence regulations (application forthcoming) to C. Greeley
  - i. S. Makowka received call from 26 Jason Street owner re: possible addition of garage onto property

5. New Business
  - a. Continuation of Formal hearing re: 118 Westminster Ave. (Stansbury) re: addition on rear of house.  
 8:20pm

D. Stansbury said based on earlier feedback, they dropped the height of exposed foundation by 2 feet, were proposing any changes to the front of the house right now, had changed window glazing pattern on the proposed addition from 1 over 1 to 6 over 1 painted wood windows, added a "false" brick veneer chimney to match existing chimney that is being removed, stepped North side of addition 6" to south to create relief at connection to rear of existing house, deleted new entry canopy from front (East) side of the house. Existing canopy will remain as is current. The Commissioners discussed the finish of the concrete visible at the rear and made some suggestions for landscaping treatment while stressing that the landscaping is not under AHDC jurisdiction. A. Frisch asked

about the windows on the rear wall of the proposed addition, discussion followed about the use of awning windows at this location to facilitate operation of the windows since you can't physically get to them to open or close without assistance. The applicant explained that are trying to bring in as much light as possible. Commissioners noted that this façade (at the rear of the house) would not be viewed in conjunction with any original fenestration and the proposed windows appeared to be consistent with the overall style of the rear façade of the addition. S. Makowka asked for clarification of the materials to be used on the proposed deck and stairs as well as support posts. He clarified that while pressure treated material could be used for underlying structure, it was not acceptable for any exposed elements including piers.

J. Worden moved that the Mt Gilboa/Crescent Hill Historic District Commission, having fully reviewed the application before it, finds that the project under consideration, if constructed according to the plans dated 01/12/06 and subject to the certain conditions will be in harmony and not incongruous with the historical and architectural values of the district. These conditions are: windows must be wooden, simulated divided lites with permanently applied muntins, replica chimney to be built to match existing dimensions and materials (veneer brick allowed, but not molded or faux brick), no exposed pressure treated wood on any structure (columns supporting back porch to be cased with finished lumber, etc.), porch railings balusters shall be 2 x 2 (nom.) balusters set 4 inches on center, and final specification sheet must be approved by monitor prior to construction (preferably prior to ordering) It is also recommended that the lower concrete foundation wall at the rear be parged. Seconded by S. Makowka with floor opened to the public for comment. No public comment. Voted unanimously in favor. A. Frisch appointed monitor.

- b. Continuation of Formal Hearing re: 26 Academy Street (Wright) to replace and reposition windows and to build an addition to back of house. 8:40pm

The applicant reviewed the proposed changes. The changes to first floor of end façade (including reconfiguration of windows) are located behind an existing garage and are not really visible. This is the side that faces Maple Street. S. Makowka confirmed that he had visited the site and determined that these windows were indeed not visible from a point of public view. The applicant continued that he intended (as shown on the front façade elevation) to change the two windows on end structure which was itself a much later addition to house. The applicant explained that these windows were redesigned (made smaller) to mimic more closely existing windows and are be located just below the existing frieze board in order to bring greater a level of uniformity. This is the only change in the front in the revised plans presented tonight. The applicant continued, on the rear façade, he proposed to move existing window of second floor over to be next to second existing window, creating paired window at that location. With regards to other stylistic change to back of house – also propose to move existing door such that it will provide access into back yard, and later maybe to a mud room if another phase of construction is pursued in the future. S. Makowka clarified that these rear façade changes are visible from Maple Street so they are under our jurisdiction. To summarize construction, on outside 2 front windows on Academy Street façade to far left replacing with double hungs, on rear façade, door being repositioned further away from Maple Street (moving about 10 feet). S. Makowka asked that it be a wood door. B. Cohen moved that the Pleasant Street Historic District, having fully reviewed the application before it, finds that the project under consideration to replace and relocate windows on the westerly elevation and windows and doors on the easterly elevation, if constructed according to the plans dated 12/22/05, will be in harmony and not incongruous with the historical and architectural valued of the district. Seconded by M. Penzenik. Unanimously voted in favor. S. Makowka appointed monitor.

- c. Formal hearing re: 7 Westmoreland Ave. (Levy) to remove door and roof and replace with window and to replace door 9:00pm

The applicant explained that one detail of a fairly recent renovation (approved by the Commission) didn't turn out exactly as what they needed. They now want to remove a door on the rear ell as well as the roof awning over it and replace it with a window that would match the existing windows in the ell, which had been previously approved by the Commission. The applicant explained that they plan to raise the existing door header so that window will sit at proper elevation. A. Frisch moved that the Mt Gilboa/Crescent Hill Historic District Commission, having fully reviewed the application before it, finds that the project under consideration, if constructed according to the plans submitted therewith to remove the door on the rear ell as well as the associated small roof and replace them with a simulated divided light, 2 over 1 window, will be in harmony and not incongruous with the historical and architectural values of the district. Seconded by J. Worden. Voted unanimously in favor. M. Penzenik appointed monitor.

- d. Informal hearing re: 11 Westmoreland Ave. (Caruso) 9:20pm  
Applicant did not attend

## 6. Other Business

- a. Fiscal Year 2007 Budget – S. Makowka reported he sent a memo to N. Galkowski and requested FinCom budget discussion
- b. Oak Knoll Expansion Project into Pleasant Street District – still need map
- c. Annual Organizational meeting to elect officers for the coming year. J. Worden moved that the current slate of officers be reappointed for another year. Seconded by A. Frisch. Voted unanimously.
- d. Annual Report for 2005 – Sent to Town Manager's office (N. Galkowski in receipt)
- e. Calendar for 2005 Meetings. Proposed dates – 1/13/06 (Special Oak Knoll Expansion Hearing), 1/26/06, 2/23/06, 3/23/06, 4/27/06, 5/25/06, 6/22/06, 7/27/06, 8/24/06, 9/28/06, 10/26/06, 11/16/06, 12/14/06. Confirmed and published on town website

**7. Old Business**

- a. **Preservation Loan Program Update – J. Worden said they are looking for a lawyer and a real estate person to serve on the Committee**
- b. **Open District Commissioner Seats – Mt. Gilboa/Crescent Hill. S. Makowka advised that he received a note from D. Santos' explaining that she would be shortly moving out of the Town of Arlington. He thanked her for her contributions to the Commission and regretted that her plans would take her away from the Commissions. Upon receiving a formal letter of resignation, the Broadway seat would also be open again.**
- c. **Outreach to Neighborhoods & Realtors – nothing new planned**

**8. Review of Projects**

1. 80 Westminster Avenue (Reitzel 00-09M) – Berkowitz
2. 267 Broadway (Kapsalis) - 1/2001 - Penzenik
3. 14-16 Russell Street (Alex 00-28R), 10/01 (certificate modified 11/01) – Makowka
4. 35 Jason Street (Lynch 00-33J) 12/01; 01-08J) 05/02 – Makowka-COA
5. 11 Westmoreland Avenue (Caruso 01-12M) 6/02 – Cohen-COA
6. 7 Jason Street (Smith Museum 02-10J) – Worden-COA
7. 161 Westminster Ave. (Batitte 03-3M) 3/04 – Cohen-COA
8. 19-21 Avon Place (Logan 03-4A) 3/04- Penzenik-COA
9. 105 Pleasant Street (work w/o permit) – Penzenik
10. 139-141 Westminster (Entov 03-18M) – Berkowitz-COA
11. 14 Jason Street (window change w/o permit) - Makowka
12. 144 Pleasant Street (Cole, 04-1P) – Potter-COA
13. 25 Elder Terrace (Cantlon, 04-3G) – Cohen-COA
14. 22 Montague (Sparks, 04-8 G) – Cohen-COA
15. 79 Crescent Hill (Moore, 04-5G) – Cohen-COA
16. 72 Westminster Ave. (Colman, 04-6G) – Y. Logan-COA
17. 75 Westminster Ave. (Dressler, 04-7G) – Makowka (chgd from Kuhn)-COA
18. 82 Westminster Ave. (Ivers, 04-9G) – Penzenik-COA
19. 74 Pleasant Street (St John's Episcopal Church, 04-10P) – Makowka-COA
20. 210 Pleasant Street (Hart, 04-14P) – Penzenik-COA
21. 56 Jason Street (Tanner, 04-15J) – Kuhn-COA
22. 156 Pleasant Street (Seitz, 04-16P) – Cohen-COA
23. 82 Westminster (Ivers, 04-12M) - Penzenik -COA
24. 15 Russell Street (Lagow, 04-17R) – Penzenik (changed from Kuhn)-COA
25. 88 Westminster (Leverone, 04-18M) – Makowka-COA
26. 159 Pleasant (Krepelka, 04-20P) – Cohen-COA
27. 118 Pleasant Street (Pleasant St. Realty Trust, 04-21P) - Makowka-COA
28. 50 Pleasant Street (Town of Arlington, 04-22P) – Penzenik-COA
29. 19 Westmoreland Ave. (Munro, 04-23M) – Potter-COA
30. 19 Westmoreland Ave. (Munro, 04-24M) – Potter-COA
31. 10 Montague Street (Jirak, 04-25M) – Makowka-COA
32. 82 Westminster (Ivers, 04-26M) – Penzenik-COA
33. 135 Pleasant (Plumley, 04-27P) – Makowka-COA
34. 184 Pleasant (Faigel, 04-28P) – Makowka-COA
35. 82 Westminster (Ivers, 04-29M) – Penzenik-COA
36. 203 Lowell (Salocks & Stafford, 04-30M) – Makowka-COA
37. 37-39 Jason (Lees, 04-31J) – Makowka-COA
38. 170 Pleasant (Gillis & Kelly, 04-32P) – Makowka-COA
39. 152 Pleasant (Wells, 04-33P) – Makowka-COA
40. 194 Pleasant (Beardsley, 04-34P) – Penzenik-COA
41. 27 Jason (Worden, 04-35J) – Makowka-COA
42. One Monadnock (Starks & Hopeman, 04-36P) – Makowka-COA
43. 37-39 Jason (Lees, 04-37J) – Makowka-COA
44. 29 Russell (Stocker, 04-39R) – Makowka-COA
45. 22 Montague Street (Sparks, 05-02M) – Cohen – COA
46. 4 Westmoreland Ave. (Callaghan, 05-03M) – Makowka – COA
47. 40-42 Pleasant Street (Barbosa for Scire, 05-04P) – Makowka – COA
48. 75 Westminster Ave. (Dressler, 05-06M) – Makowka – COA
49. 175 Lowell Street (Erickson for Hill, 05-07M) – Cohen – COA
50. 15 Montague Street (Barkans, 05-08M) – Cohen – COA
51. 21 Avon Place (Logan, 05-09A) – Makowka – COA
52. 40-42 Pleasant Street (Barbosa for Scire, 05-10P) – Makowka – COA
53. 19 Avon Place (Logan, 05-11A) – Kuhn - COA
54. 109 Crescent Hill Ave. (Sienkiewicz, - 05-12M) – Worden – COA
55. 145 Pleasant Street (Colt, - 05-13P) – Santos – COA
56. 203 Lowell Street (Salocks & Stafford – 05-15M) – Makowka – COA
57. 109 Crescent Hill (Sienkiewicz – 05-16M) – Alberg – COA
58. 201 Pleasant Street (Kantor – 05-17P) – Makowka – COA
59. 160 Westminster Ave. (Pascale – 05-18M) – Makowka – COA
60. 195 Pleasant Street (Avrahami – 05-19P) – Santos – COA
61. 21 Russell Street (Pesiridis – 05-20R) – Alberg – COH

62. 207 Pleasant Street (Deacy for Koenig – 05-21P) – Makowka – CONA
63. 12 Prescott Street (Columbus Club – 05-22R) – Makowka – CONA
64. 14-16 Russell Street (Alvin Robbins Condo Trust – 05-23R) – Cohen – COA
65. 17 Russell Street (Makowka – 05-24R) – Worden – COA
66. 140 Pleasant Street (Haas – 05-25P) – Makowka – CONA
67. 195 Pleasant Street (Avrahami – 05-26P) – Makowka – CONA
68. 105 Westminster Avenue (Orrigo – 05-27M) – Cohen – COA
69. 34 Westminster Avenue (Ahlin for Heinrich – 05-28M) – Santos – COA
70. 14 Westmoreland Avenue (Leveille – 05-29M) – Makowka – CONA
71. 145 Pleasant Street (Colt – 05-30P) – Makowka – CONA
72. 40 Pleasant Street (Barbosa for Scire – 05-31P) – Makowka – CONA
73. 40 Pleasant Street (Barbosa for Scire – 05-32P) – Santos – COA
74. Lot between 147 & 157 Lowell Street (Warnock – 05-33M) – Santos/Cohen – COA
75. 28 Academy Street (Rehrig – 05-34P) – Penzenik – COA
76. 109 Crescent Hill Ave. (Sienkiewicz – 05-35M) – Frisch – COA
77. 10 Central Street (Hedlund – 05-36C) – Penzenik – COA
78. 145 Pleasant Street (Colt – 06-01P) – Santos - CONA

**Meeting Adjourned 9:41pm**

Carol Greeley  
Executive Secretary  
cc: HDC Commissioners  
Arlington Historical Commission, JoAnn Robinson and Richard Duffy, Co-Chairs  
Building Inspector, Mr. Michael Byrne  
Building Dept., Richard Varella  
Planning Dept. and Redevelopment Board, Mr. Kevin O'Brien  
Massachusetts Historical Commission  
Town Clerk  
Robbins Library  
MIS Department